

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by: Bradley Swing, AICP, Planner II

SUBJECT: Quasi Judicial Hearing: Variance, V 11-1-03 Eddie Gonzalez, 10825 SW 15 Place, Generally located 1800 feet east of Hiatus Road on SW 15 Place in the Village at Harmony Lake

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: V 11-1-03 Eddie Gonzalez, 10825 SW 15 Place (PRD-5)

REPORT IN BRIEF: The applicant has requested a variance from: §12-33(A)(7)(c) of the Land Development Code which requires a rear setback of 5 feet in the PRD-5, Planned Residential Development District for pools and decks; to: reduce the minimum rear setback to 2.5 feet for an existing pool deck.

The applicant obtained a building permit and constructed a pool on his property based on an incorrect survey. The setback shown on the applicant's building permit was 5 feet as required by the Land Development Code. Upon completion of the pool it was determined that the original survey was incorrect. A required as-built survey was provided upon completion of the pool and it indicated that the pool deck encroached 2.5 feet into the required 5 foot rear setback. This variance is requested to reduce the required 5 foot rear setback to legally permit the pool deck to be 2.5 feet to the property line, as built.

The subject site is located on a 110 x 56 foot lot at 10825 SW 15 Place, within the Village at Harmony Lake (PRD-5). In the PRD-5, Planned Residential District, unenclosed pools and decks may not be located less than five (5) feet from the rear plot line. The property currently has a deck built within the rear yard setback. This variance request is to allow the existing deck to remain.

The rear yard of the property is located adjacent to a common area with a sidewalk, open space and tennis courts. Single family residences are located to the east, west and south of the site. The pool and pool deck do not directly abut any other residential structures. The applicant has obtained approval of the variance request from the Harmony Lakes Estates Association and from the neighbors on either side of the subject site. The Engineering Department conducted a site inspection and observed some minor flooding. The applicant must submit a drainage improvement plan prior to building permit approval.

This application is the second variance request in Village at Harmony Lake in the past six months. Application V 6-2-03, Patrice Marker, at 1554 East Harmony Lakes Circle, was approved by Town Council on October 1, 2003 to permit an existing deck and gazebo within the 5 foot rear setback.

This request is the result of a survey error that showed that the rear yard extended 43 feet from the rear of the house to the rear of the property line. An as built survey taken after completion of the pool indicated that the rear yard actually extended 38 feet from the rear of the house to the rear property line. Based on this error, the pool deck was built 2.5 feet into the rear setback. The request will allow the pool deck to remain as built, 2.5 feet into the rear setback.

PREVIOUS ACTIONS: None

CONCURRENCES: At the January 14, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Turin, to approve. Motion carried 4-1 with Mr. McLaughlin being opposed.

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration subject to the following condition:

1. The applicant shall submit a drainage improvement plan for approval prior to the issuance of a building permit.

Attachment(s): Planning Report, Justification, Letter from Wetset Pools, Letters from HOA and Adjacent Property Owners, Original Survey, Corrected Survey, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation



Applicant Information

Owner/Petitioner:

Name: Eduardo Gonzalez
Address: 10825 SW 15 Place
City: Davie, FL 33324
Phone: (954) 916-0672

Background Information

Date of Notification: December 7, 2003 **Number of Notifications:** 340

Application History: No deferrals have been requested.

Planning and Zoning Board Recommendation: At the January 14, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Turin, to approve. Motion carried 4-1 with Mr. McLaughlin being opposed.

Application Request: Variance **FROM:** §12-33(A)(7)(c) of the Land Development Code which requires a rear setback of 5 feet in the PRD-5, Planned Residential Development for pools and decks. **TO:** Reduce the minimum rear setback to 2.5 feet for an existing pool deck on the 110 x 56 foot lot.

Address/Location: 10825 SW 15 Place/Generally located 1800 feet east of Hiatus Road on SW 15 Place in the Village at Harmony Lake.

Future Land Use Plan Map: Residential 5 DU/AC

Zoning: PRD-5, Planned Residential Development

Existing/Proposed Use: Single family home

Parcel Size: 6,160 square feet (0.1414 acres)

Surrounding Uses:
North: Open Space (park and tennis courts)
South: Single family dwellings
East: Single family dwellings
West: Single family dwellings

Surrounding Land
Use Plan Map Designations:
Residential (5 DU/AC)
Residential (5 DU/AC)
Residential (5 DU/AC)
Residential (5 DU/AC)

Surrounding Zoning:

North: PRD-5, Planned Residential Development
South: PRD-5, Planned Residential Development
East: PRD-5, Planned Residential Development
West: PRD-5, Planned Residential Development

Zoning History

Previous Requests on same property: None

Applicable Codes and Ordinances

§12-309(B)(1) Review for variances.

§12-33(A)(7)(c) of the Land Development Code which requires a rear setback of 5 feet in the PRD-5, Planned Residential Development for pools.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West Ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an area between Nob Hill Road and Pine Island Road.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Agency Comments

The Engineering Department conducted a site inspection and observed some minor flooding. The applicant must submit a drainage improvement plan prior to building permit approval.

Application Details and Staff Analysis

The applicant has requested a variance from: §12-33(A)(7)(c) of the Land Development Code which requires a rear setback of 5 feet in the PRD-5, Planned Residential Development District for pools and decks; to: reduce the minimum rear setback to 2.5 feet for an existing pool deck.

The applicant obtained a building permit and constructed a pool on his property based on an incorrect survey. The setback shown on the applicant's building permit was 5 feet as required by the Land Development Code. Upon completion of the pool it was determined that the original survey was incorrect. A required as-built survey was provided upon completion of the pool and it indicated that the pool deck encroached 2.5 feet into the required 5 foot rear setback. This variance is requested to reduce the required 5 foot rear setback to legally permit the pool deck to be 2.5 feet to the property line, as built.

The subject site is located on a 110 x 56 foot lot at 10825 SW 15 Place, within the Village at Harmony Lake (PRD-5). In the PRD-5, Planned Residential District, unenclosed pools and decks may not be located less than five (5) feet from the rear plot line. The property currently has a deck built within the rear yard setback. This variance request is to allow the existing deck to remain.

The rear yard of the property is located adjacent to a common area with a sidewalk, open space and tennis courts. Single family residences are located to the east, west and south of the site. The pool and pool deck do not directly abut any other residential structures.

This application is the second variance request in Village at Harmony Lake in the past six months. Application V 6-2-03, Patrice Marker, at 1554 East Harmony Lakes Circle, was approved by Town Council on October 1, 2003 to permit an existing deck and gazebo within the 5 foot rear setback.

This request is the result of a survey error that showed that the rear yard extended 43 feet from the rear of the house to the rear of the property line. An as built survey taken after completion of the pool indicated that the rear yard actually extended 38 feet from the rear of the house to the rear property line. Based on this error, the pool deck was built 2.5 feet into the rear setback. The request will allow the pool deck to remain as built, 2.5 feet into the rear setback.

Findings of Fact

Variances:

Section 12-309(B) (1):

The following findings of facts apply to the variance request:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought;

The original survey of the subject site submitted to the Building Department showed that the rear yard extended 43 feet from the rear of the house to the rear property line. The plans provided to the Town for the location of the pool and pool deck provided a 5 foot setback from the rear property line. Upon completion of the pool, pool deck and fence it was determined that the original survey was incorrect and a new survey was requested. The updated survey taken after completion of the pool, pool deck and fence were completed indicated that the rear yard extended 38 feet from the rear of the house to the rear property line. The updated survey showed that the pool deck is located 5 feet closer to the rear property line than the plans showed and 2.5 feet into the rear setback.

which circumstances or conditions are not peculiar to such land or building and do not apply generally to land or buildings in the same district;

This condition, the incorrect survey resulting in the construction of the pool deck within a portion of the rear yard setback, would not apply generally to other parcels in the PRD-5, Planned Residential District within the Village at Harmony Lakes development, as typically professional surveyors do not make 5 foot survey errors.

and that said circumstances or conditions are not such that the strict application of the provisions of this chapter would not deprive the application of the reasonable use of such land or building for which the variances are sought;

Strict application of this chapter would require the applicant to remove approximately 2.5 feet of the existing concrete pool deck adjacent to the rear fence.

and that alleged hardship is self-created by any person having an interest in the property.

The applicant contends that since the surveyor gave the pool builder an incorrect survey, it is not self-created; however, the variance request is created by the desire to permit the existing pool deck within the required 5 foot rear yard setback.

- (b) The granting of the variance is not necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

Staff cannot state that granting this variance is necessary for reasonable use of the land; however the request is the minimum needed for the applicant to maintain the existing pool and pool deck. If the deck was reduced 2.5 feet, the applicant would still have a 6 foot wide pool deck along the rear of the property.

- (c) Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The intent of the Land Development Code is to allow an interpretation to be made where there is a just balance between the rights of the landowner and all others who will be affected by that person's proposal. Allowing the concrete pool deck to encroach 2.5 feet into the required rear setback will not be detrimental to the neighborhood as the rear yard of the property abuts open space. The applicant has obtained approval of the variance request from the Harmony Lakes Estates Association (see attached letter) and from the neighbors on either side of the subject site (see attached letter). ~~Based on a preliminary engineering review of the applicant's variance request, the location of the pool deck within the rear setback may represent a drainage issue for the adjacent properties.~~ Minor flooding was observed during a minor rain event.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration subject to the following condition:

1. The applicant shall submit a drainage improvement plan for approval prior to the issuance of a building permit.
-

Planning and Zoning Board Recommendation

At the January 14, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Turin, to approve. Motion carried 4-1 with Mr. McLaughlin being opposed.

Town Council Action

Exhibits

1. Justification
2. Letter from Wetset Pools
3. Letters from HOA and Adjacent Property Owners
4. Original Survey
5. Corrected Survey
6. Future Land Use Plan Map
7. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

June 25, 2003

Town of Davie Building Dept.

Re: Eduardo Gonzalez
10825 S.W. 15th Place
Davie, Florida 33324

VARIANCE APPLICATION ENCLOSED WITH FOLLOWING SUPPLEMENTAL
INFORMATION

I applied for a building permit on the above residence. The plans were approved by the Town of Davie, however, I was unaware that our survey was incorrect until pool was completed. In November 2002, Wetset Pools and Spas noticed a mistake on the survey and requested that I call Nova Surveyors, Inc. I called Nova Surveyors, Inc. to request a new survey be taken on my residence, wherein a new survey was taken at my request. When I received the survey, I forwarded it to Wetset Pools and Spas and they told me that I would need to request a variance. The old survey shows 48' measured from scale of survey, however, the new survey shows 43' measured from scale of survey and shows 3' off in front of house.

The problem lies on the back of my property where it faces a park. That is where they went 5' into the easement. I am respectfully requesting a variance on the rear set back from 5' to 2.5'. It is not a wall obstructing any view, it is just a poured slab of concrete and decking.

Attached is a copy of the variance request with signatures of my adjacent neighbors as well as my association. In addition, I strongly hope my request is granted.

Thank you for your attention to this matter.

Sincerely,

Eduardo Gonzalez

TEL (954) 753-8235
FAX (954) 753-8299
Licensed & Insured

WETSET POOLS & SPAS, INC.

3640 N.W. 118 TH Avenue
Coral Springs, Florida 33065
Established Since 1984



June 30, 2003

Mr. and Mrs. Eduardo Gonzalez
10825 SW 15th Place
Davie, Florida 33324

Re: Survey

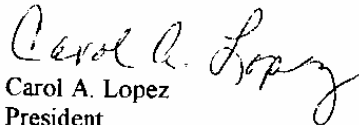
Dear Eddie and Gina:

When you contracted with Wetset Pools and Spas on March 23, 2002, to build a swimming pool we were given a survey of your property to design your pool. The pool was completed and it became apparent there was encroachment and that your survey was incorrect. You contacted the survey company who has claimed full responsibility and issued a corrected survey.

Please contact the Town of Davie to proceed with obtaining a variance so that we may schedule the final inspections.

Thank you for your cooperation.

Sincerely,



Carol A. Lopez
President
Wetset Pools & Spas

CAL/kw

HARMONY LAKES ESTATES ASSOCIATION, INC.
DAVIE, FLORIDA 33324

JONELLE LEWIS, PRESIDENT

July 7, 2003

Town of Davie Building Department

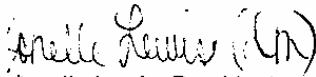
Re: Eduardo Gonzalez
10825 SW 15 Place
Davie, Florida 33324

Mr. Gonzalez has requested our approval of his variance request at the above property address.

After reviewing the information presented to us, our Board of Directors found in his favor and add our support to his request for this variance.

If I can be of any further assistance, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jonelle Lewis".

Jonelle Lewis, President
Harmony Lakes Estates Association, Inc.


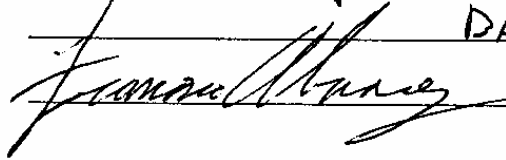
June 25, 2003

Town of Davie Building Dept.

Re: Eduardo Gonzalez
10825 S.W. 15th Place
Davie, Florida 33324

VARIANCE REQUEST

I have received the variance request notice for the above referenced property. I have no objections to the variance being granted.

 10835 SW 15 PL.
DAVIE, FL.
 10815 SW 15th PL
Davie, FL 33324

Thank you for your attention to this matter.

5560 N.W. 7th STREET, SUITE 202
MIAMI, FLORIDA 33126
TELEPHONE (305) 264-2660
FAX (305) 264-0229

DRAWN BY:

Nova Surveyors Inc.

LAND SURVEYORS

SURVEY NO. 1-0012406

SHEET NO. 1 OF 2

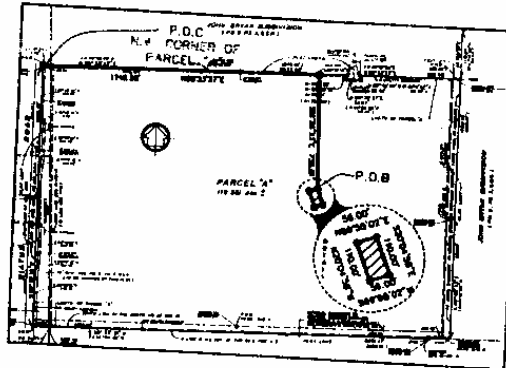
SEE LEGAL DESCRIPTION ON PAGE 2 OF 2

Property Address: 10825 SW 15 PL, DAVIE, FL 33324
For: EDUARDO J. GONZALEZ

Date: 11/15/2001

LOCATION SKETCH

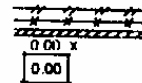
Scale 1" = N.T.S.



ABBREVIATIONS AND MEANING

A = ARC
AC = AIR CONDITIONER PAD
AE = ANCHOR EASEMENT
AL = ALUMINUM ALLOY
AS = ALUMINUM SHED
ASPH = ASPHALT
B.C. = BLOCK CORNER
BLDG = BUILDING
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
C = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CBW = CONCRETE BLOCK WALL
CH = CHORD DISTANCE
CH.B. = CHORD BEARING
CL = CLEAR
CL.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.P. = CONC. POND
C.S. = CONCRETE SLAB
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRIVEWAY
D = DEGREES
E = EAST
E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENCR. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.N. = FOUND NAIL
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FR = FRAME
FT = FEET
F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
H = HEIGHT
H.E.G. = HIGH EASEMENT
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
M = MINUTES
M.D. = MEASURED DISTANCE
MON. = MONUMENT
M.M. = MANHOLE
M.L. = MONUMENT LINE
N.A.F. = NOT A PART OF
N.G.G. = NATIONAL GEODETIC VERTICAL DATUM
N. = NORTH
N.T.S. = NOT TO SCALE
NO. = NUMBER
O.S. = OVERSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.V. = OVERHANG
O.R.B. = OFFICIAL RECORD BOOK
P.V.M.T. = PAVEMENT
PL = PLANTER
P.L. = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVE
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
P.O.C. = POINT OF BEGINNING
P.O.B. = POINT OF BEGINNING
P.O.R. = POINT OF REVERSE CURVE
P.O.P. = PROPERTY CORNER
P.B. = PLAT BOOK
P.W. = PARKWAY
P.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
R = RECORDED DISTANCE
R.R. = RAILROAD
R.S. = RESIDENCE
R.W. = RIGHT OF WAY
R.A.D. = RADIAL OR RADIAL
R.P. = RADIAL POINT
R.G. = RAILROAD
R.L. = RAILROAD
S.I.Y. = STORY
S.W. = SIDEWALK
S.P. = SECTION P.O. 1 & 2
S.N.D. = SETBACK & DISTANCE
S.P. = SCHEDULED PAVEMENT
S.P. = SCHEDULED PAVEMENT
T = TANGENT
T.W. = TOWNSHIP
U.E. = UTILITY EASEMENT
U.T. = UTILITY
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.S. = WOOD SHED
W. = WEST
C. = CENTER LINE
X = ANGLE

LEGEND TYPICAL



WOOD FENCE
CHAIN LINK FENCE
C.B.S. WALL (C.B.W.)
PAVEMENT ELEVATION
PROPOSED ELEVATION

SURVEYOR'S NOTE: 1) IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.

2) IF SHOWN ELEVATIONS ARE REFERRED TO

844' ELEV. OF 1929

3) THIS IS A SPECIFIC PURPOSE SURVEY

4) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1750 FT. I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61017-4, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *John J. [Signature]* 11-16-01
J. J. [Signature] (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. 5101

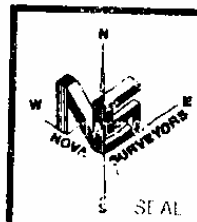
BEAR THE EMBOSSED SEAL OF THE ATTENDING LAND SURVEYOR

REVISED ON

REVISED ON

LEGAL NOTES TO ACCOMPANY SURVEY OF BOUNDARY SURVEY:
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDING INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO RECORDING INSTRUMENTS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTORNEY TITLE COMPANY.
BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS. ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
FENCE OWNERSHIP NOT DETERMINED.
THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
THE FIRM FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE

Situated in Zone: AH Community/Parcel/Suffix: 120035-0195-F
Date of Firm: 08/18/1992 Base Flood Elevation: 6 FT
Certified to: EDUARDO J. GONZALEZ AND GINA M. GONZALEZ
RESOURCE TITLE COMPANY, INC.
CHICAGO TITLE INSURANCE COMPANY
COOPERATIVE MORTGAGE SERVICES, ITS SUCCESSORS AND/OR ASSIGNS



V 11-1-03
Page 12

5582 N.W. 7th STREET, SUITE 202
MIAMI, FLORIDA 33126
TELEPHONE (305) 264-2580
FAX (305) 264-0229

DRAWN BY

Nova Surveyors Inc.

LAND SURVEYORS

SURVEY No. 1-0012408

SHEET NO. 1 OF 2

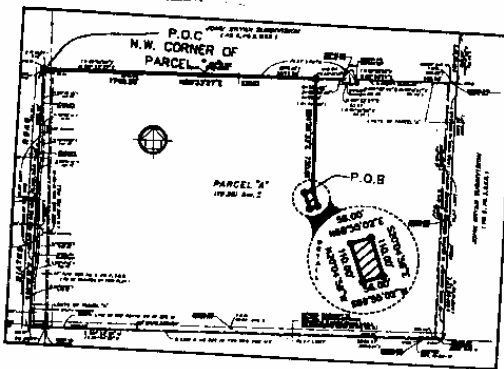
SEE LEGAL DESCRIPTION ON PAGE 2 OF 2

Property Address: 10825 SW 15 PL, DAVIE, FL 33324
For: EDUARDO J. GONZALEZ

Date: 11/15/2001

LOCATION SKETCH

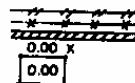
Scale 1" = N.T.S.



ABBREVIATIONS AND MEANING

A = ARC	F.N.D. = FOUND NAIL & DISK	P.R.C. = POINT OF REVERSE CURVE
A.C. = AIR CONDITIONER PAD	FR = FRAME	PHOP COR = (PROPERTY CORNER
A.E. = ANCHOR EASEMENT	FT = FEET	P.B. = PLAT BOOK
ALR = ALUMINUM ROOF	F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM	PG. = PAGE
A.S. = ALUMINUM SHED	F.N. = FOUND NAIL	P.W. = PARKWAY
ASPH. = ASPHALT	H. = HIGH (HEIGHT)	PRM = PERMANENT REFERENCE MONUMENT
B.C. = BLOCK CORNER	I.N. & E.G. = INGRESS AND EGRESS EASEMENT	P.L.S. = PROFESSIONAL LAND SURVEYOR
B.D.G. = BUILDING	L.P. = LIGHT POLE	R. = RECORDED DISTANCE
B.M. = BENCH MARK	L.F.E. = LOWEST FLOOR ELEVATION	RR = RAILROAD
B.O.B. = BASIS OF BEARINGS	L.M.E. = LAKE MAINTENANCE EASEMENT	RES = RESIDENCE
C. = CALCULATED	M. = MEASURED DISTANCE	R.W. = RIGHT-OF-WAY
C.B. = CATCH BASIN	MON. = MONUMENT	RAD. = RADIUS OR RADIAL
C.B.S. = CONCRETE BLOCK STRUCTURE	MN. = MANHOLE	R.P. = RADIUS POINT
CH. = CHORD	N.A.P. = NOT A PART OF NGVD = NATIONAL GEODETIC VERTICAL DATUM	RGE = RANGE
CH.B. = CHORD BEARING	N. = NORTH	SEC. = SECTION
CL. = CLEAR	N.T.S. = NOT TO SCALE	STY. = STORY
C.L.F. = CHAIN LINK FENCE	N.O. = NUMBER	SWK = SIDEWALK
C.M.E. = CANAL MAINTENANCE EASEMENT	O.S. = OFFSET	S.I.P. = SET IRON PIPE L.B. #5044
CONC. = CONCRETE	CH. = OVERHEAD UTILITY LINES	S. = SOUTH
C.P. = CONC. PORCH	CHW. = OVERHANG	SP. = SCREENED PORCH
C.S. = CONCRETE SLAB	CH.B. = OFFICIAL RECORD BOOK	T. = TANGENT
D.E. = DRAINAGE EASEMENT	PL. = PLANTER	TWP. = TOWNSHIP
D.M.E. = DRAINAGE MAINTENANCE EASEMENT	P.L. = PROPERTY LINE	U.E. = UTILITY EASEMENT
DRIVE = DRIVEWAY	P.C.C. = POINT OF COMPOUND CURVE	UTIL. = UTILITY
D. = DEGREES	P.C. = POINT OF CURVE	UP. = UTILITY POLE
E. = EAST	PT. = POINT OF TANGENCY	WM. = WATER METER
E.T.P. = ELECTRIC TRANSFORMER PAD	POC = POINT OF COMMENCEMENT	WF. = WOOD FENCE
ELEV. = ELEVATION	POB = POINT OF BEGINNING	WS. = WOOD SHED
ENCR. = ENCRoACHMENT		A. = CENTRAL ANGLE
F.H. = FIRE HYDRANT		W. = WEST
F.I.P. = FOUND IRON PIPE		C. = CENTER LINE
F.I.R. = FOUND IRON ROD		A. = ANGLE
F.F.E. = FINISHED FLOOR ELEVATION		

LEGEND TYPICAL



WOOD FENCE.
CHAIN LINK FENCE.
C.B.S. WALL (C.B.W.)
EXISTING ELEVATIONS.
PROPOSED ELEVATIONS

SURVEYOR'S NOTES: 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.

2) IF SHOWN, ELEVATIONS ARE REFERRED TO

B.M. # _____ ELEV. _____ OF N.G.V.D. OF 1928.

3) THIS IS A SPECIFIC PURPOSE SURVEY.

4) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1.7500 FT. I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 610.17-4, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY John J. [Signature] 11-16-01
PROFESSIONAL LAND SURVEYOR NO. 57247
STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON UP DATED SURVEY 2-6-03

REVISED ON _____

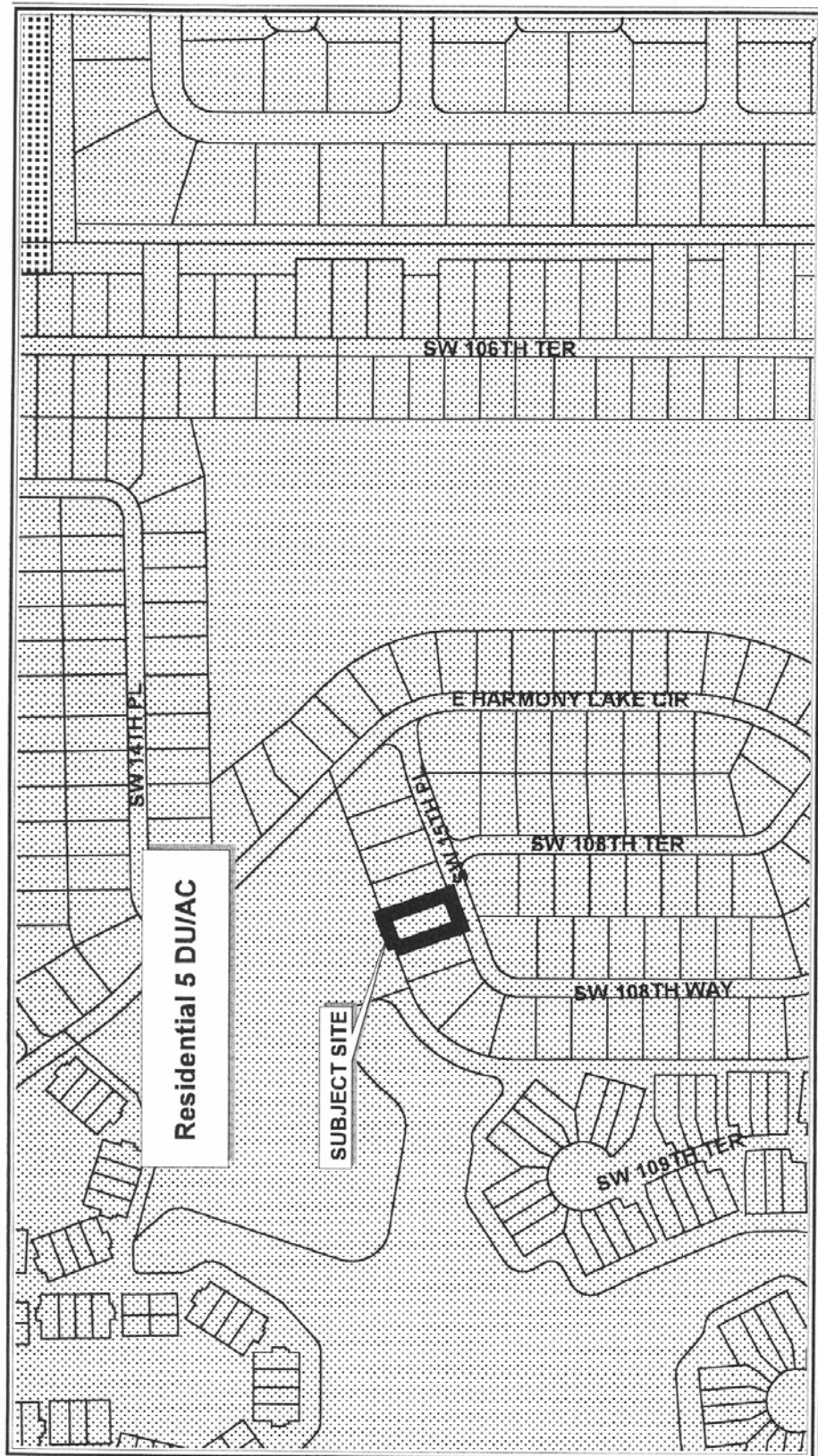
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
EASEMENTS AS SHOWN ARE PER PLAT BOOK UNLESS OTHERWISE SHOWN.
THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR FOR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS FENCE OWNERSHIP NOT DETERMINED.
THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
THE F.N.P. PLAT MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE

Situated in Zone: AH Community/Panel/Suffix: 120035-0195-F
Date of Firm: 08/18/1992 Base Flood Elevation: 6 FT
Certified to: EDUARDO J. GONZALEZ AND GINA M. GONZALEZ
RESOURCE TITLE COMPANY, INC.
CHICAGO TITLE INSURANCE COMPANY
COOPERATIVE MORTGAGE SERVICES, ITS SUCCESSORS AND/OR ASSIGNS



V 11-1-03
Page 14



Date Flown:
12/31/00



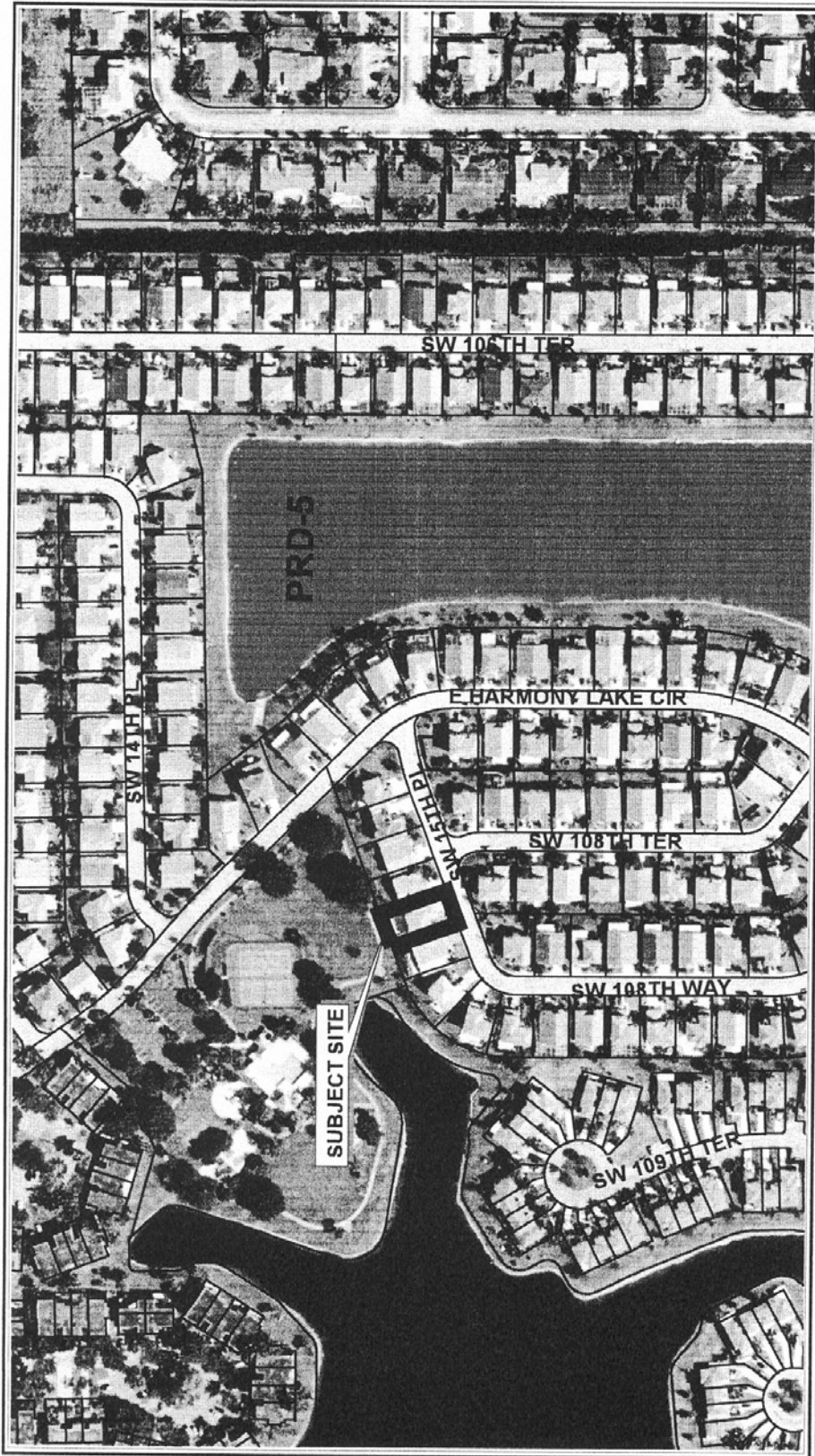
200 0 200 Feet

Planning & Zoning Division - GIS



Variance V 11-1-03 Future Land Use Map

Prepared By: BS
Date Prepared: 12/10/03



Date Flown:
12/31/00



200 0 200 Feet

Planning & Zoning Division - GIS



Variance V 11-1-03 Zoning and Aerial Map

Prepared By: BS
Date Prepared: 12/10/03